

Carmen Santos
U.S. Environmental Protection Agency, Region 9
Mail Code WST-5
75 Hawthorne Street
San Francisco, California 94105

sent via email only

ARCADIS U.S., Inc.
100 Smith Ranch Road
Suite 329
San Rafael
California 94903
Tel 415 491 4530
Fax 415 491 4532
www.arcadis-us.com

ENVIRONMENT

Subject:

Cap Inspection Report for the Former Pacific Electric Motors Facility, 1009 66th Avenue, Oakland, California

Dear Ms. Santos:

ARCADIS U.S., Inc. (ARCADIS) has prepared this cap inspection summary letter on behalf of College for Certain, LLC (CFC) and Aspire Schools for the Former Pacific Electric Motors (PEM) Facility located at 1009 66th Avenue in Oakland, California ("the Site"; Figures 1 and 2). This summary report has been prepared in accordance with the requirements of the Draft Operation and Maintenance for Cap Mitigation Measures prepared for the Site (ARCADIS 2013a).

This letter documents the condition of the cap located at the Site based on the inspection that was conducted by Mr. Wayne Hung of ARCADIS on January 17, 2015. During the inspection, the surface of the cap was visually inspected and photographed for the following criteria:

- Differential settlement and surface water ponding
- Erosion, cracking and damage of the cap and surface disturbances
- Excess vegetation disturbing the integrity of the cap
- Staining or other irregularities found in the cap.

General Information

Following the remedial actions and redevelopment of the Site, soil containing concentrations of polychlorinated biphenyls (PCBs) at concentrations greater than the site specific clean-up goal of 0.130 milligrams per kilogram remain in soil at the Site. The locations where the soil containing PCBs at concentrations greater than the

Date:

February 2, 2015

Contact:

Erica Kalve

Phone:

415.491.4530 ext. 22

Email:

Erica.Kalve@arcadis-us.com

Our ref:

EM009155.0017

Imagine the result

site specific clean-up goal are illustrated on Figure 2. The remedy to mitigate the potential exposure to this soil as described in the cleanup completion report (ARCADIS 2013b) was the on-site containment of PCB-containing soil using engineering controls in the form of a cap placed over the entire site soil. The cap includes the placement of buildings or other barrier materials including, but not limited to, concrete, asphalt, clean fill, or landscaping. The cap that was installed at the school site is summarized on Figure 2 and described below.

Trash Enclosure Area

- Native soil
- 18 inches of cement-treated native soil
- 6 inches of imported aggregate base rock
- 6 inches of Portland cement concrete

Pedestrian Walkway Areas - Concrete

- Native soil
- 18 inches of cement-treated native soil
- 4 inches of imported aggregate base rock
- 4 inches of Portland cement concrete

Vehicle Traffic Areas

- Native soil
- 18 inches of cement-treated native soil
- 10 inches of imported aggregate base rock
- 3 inches of asphalt concrete

Parking Areas

- Native soil
- 18 inches of cement-treated native soil
- 8 inches of imported aggregate base rock
- 2.5 inches of asphalt concrete

Pedestrian Walkway Areas - Asphalt

- Native soil
- 18 inches of cement-treated native soil
- 4 inches of imported aggregate base rock
- 2 inches of asphalt concrete

Landscaped Areas

- Native soil
- 18 inches of cement-treated native soil
- 10 inches of native soil
- 12 inches of imported top soil

A cap modification plan (ARCADIS 2014a) and cap modification plan addendum (ARCADIS 2014b) was submitted to document proposed changes to the cap in the vicinity of proposed building 300 (Figure 2). The cap modifications have been conditionally approved in a letter from the USEPA dated January 6, 2015 (USEPA 2015). As required under the conditional approval, this cap inspection was conducted prior to modifying the cap.

Summary of Actions Completed Since the Previous Annual Inspection

No actions (maintenance or repairs) were completed on the cap since it was constructed.

Narrative of Observations**Purpose of Current Annual Inspection**

The purpose of the annual inspection is to identify if the following conditions are present at the Site:

- Differential settlement and surface water ponding
- Erosion, cracking and damage of the cap and surface disturbances
- Excess vegetation disturbing the integrity of the cap
- Staining or other irregularities found in the cap.

Annual Inspection Check List and Field Log

The cap inspection checklist form completed at the time of the inspection is provided in Attachment A. A photo log presenting photos of the temporary cap on January 17, 2015 is provided as Attachment B.

Discussion of January 17 Inspection

Based on the observations made during the inspection conducted on January 17, 2015, the cap was in good condition. Environmental sampling (including soil gas sampling and pre-excavation soil sampling) was conducted at the Site and the cap was repaired following completion of sampling activities. No visual evidence of damage, settlement, or surface erosion of the cap was observed during the inspection. No evidence of animal burrows or excess vegetation was observed during the inspection.

Conclusions and Recommendations

Based on the observations made during the inspection the cap is in good condition and no maintenance is required. The cap located in the proposed Building 300 at the Pedestrian Walkway Areas (Asphalt) will be removed during the construction of the proposed building scheduled in February 2015. The cap will then be replaced in accordance with the Cap Modification Plan and Cap Modification Plan Addendum (ARCADIS 2014a and ARCADIS 2014b). ARCADIS recommends that Aspire conduct the next inspection in January 2016.

If you have any questions or comments regarding this report, please feel free to contact me at 415.491.4530 ext. 22 or Tim Simon at 510.434.5038.

Sincerely,

ARCADIS U.S., Inc.



Erica Kalve, P.G.
Senior Geologist

Copies:

Jerry Wickham, ACEH

Tim Simon, Aspire Public Schools

Attachments:

Figure 1 Site Vicinity Map
Figure 2 Site Plan Showing Pavement Plan/ Cap and In-Place Soil Exceeding
PCB Cleanup Goals

Attachment A Inspection Checklist
Attachment B Photo Log

References:

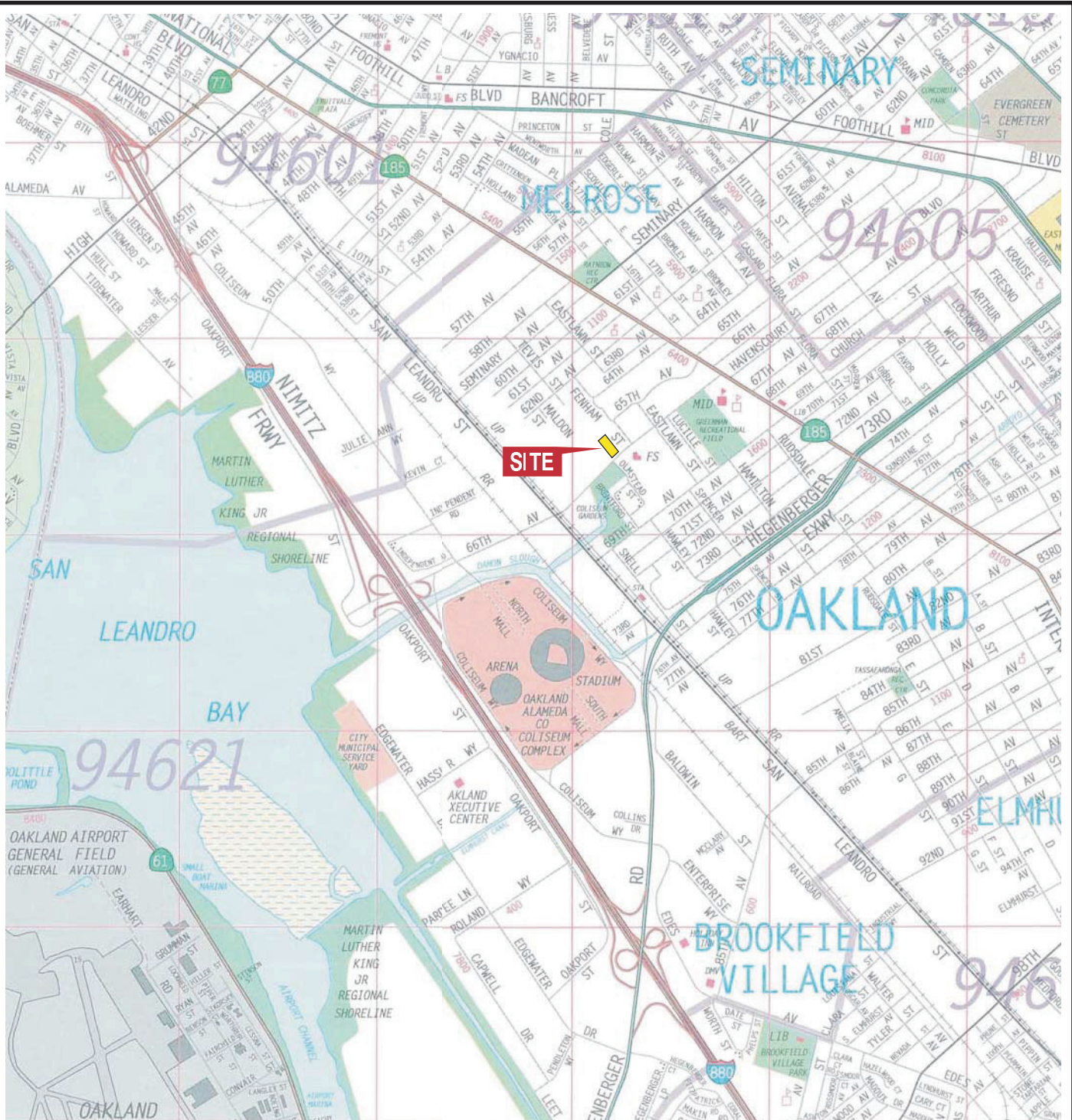
ARCADIS U.S., Inc. (ARCADIS). 2013a. Draft Operation and Maintenance Plan for
Cap Mitigation Measures. October 15.

———. 2013b. Revised Draft PCB Cleanup Completion Report, College for Certain,
1009 66th Avenue, Oakland, California. October 15.

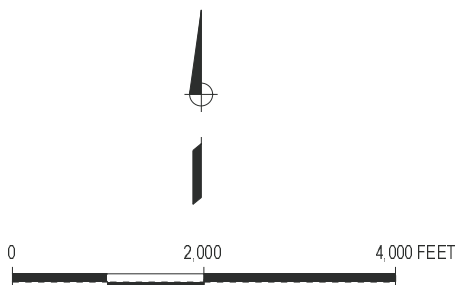
———. 2014a. Cap Modification Plan, Former Pacific Electric Motors Facility, 1009
66th Avenue, Oakland, California. October 17.

———. 2014b. Cap Modification Plan Addendum, Former Pacific Electric Motors
Facility, 1009 66th Avenue, Oakland, California. December 3, 2014.

United States Environmental Protection Agency (USEPA). 2015. Toxic Substances
Control Act Polychlorinated Biphenyls, U.S. EPA Region 9 Cap Modification
Approval for Aspire Public School, 1009 66th Avenue, Oakland, California.



MAP SOURCE: Copyright 1995, Thomas Bros. Map ALAMEDA COUNTY 2002 Edition



1009 66TH AVENUE, OAKLAND, CALIFORNIA

SITE VICINITY MAP




FIGURE
1



Attachment A

Inspection Checklist

INSPECTION CHECKLIST FOR CAP REMEDIES
Aspire College
Oakland, CA

Date	1/17/2015	Inspector Name/Signature	Wayne Hung 
Inspection Frequency		Supervisor Name/Signature	

	Area	Surface Condition OK?	Maintenance Required	Recommended Action Schedule		
				Plan	Implement	Completion
Hardscape Systems	Building Foundations	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
	Paved Parking and Vehicle Traffic Areas	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
	Parking Ingress/Egress	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
	Parking Area in the Rear of the Property	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
	Interior Walkway Areas Around Buildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
	Trash Enclosure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Landscape Systems	Landscape Areas near 66 th Avenue	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
	Landscape Areas Near Class Room Buildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
	Landscape Area Adjacent to Proposed Building 300 (the gymnasium)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

Notes:

1. All areas are shown on Figure 2.
2. Inspection of the Hardscape Systems should ensure that concrete/asphalt pad and artificial material covers have not been disturbed or damaged in any way.
3. Inspection of the Landscape Systems should ensure that vegetation on the surface remains healthy; if applicable.



Attachment B

Photo Log



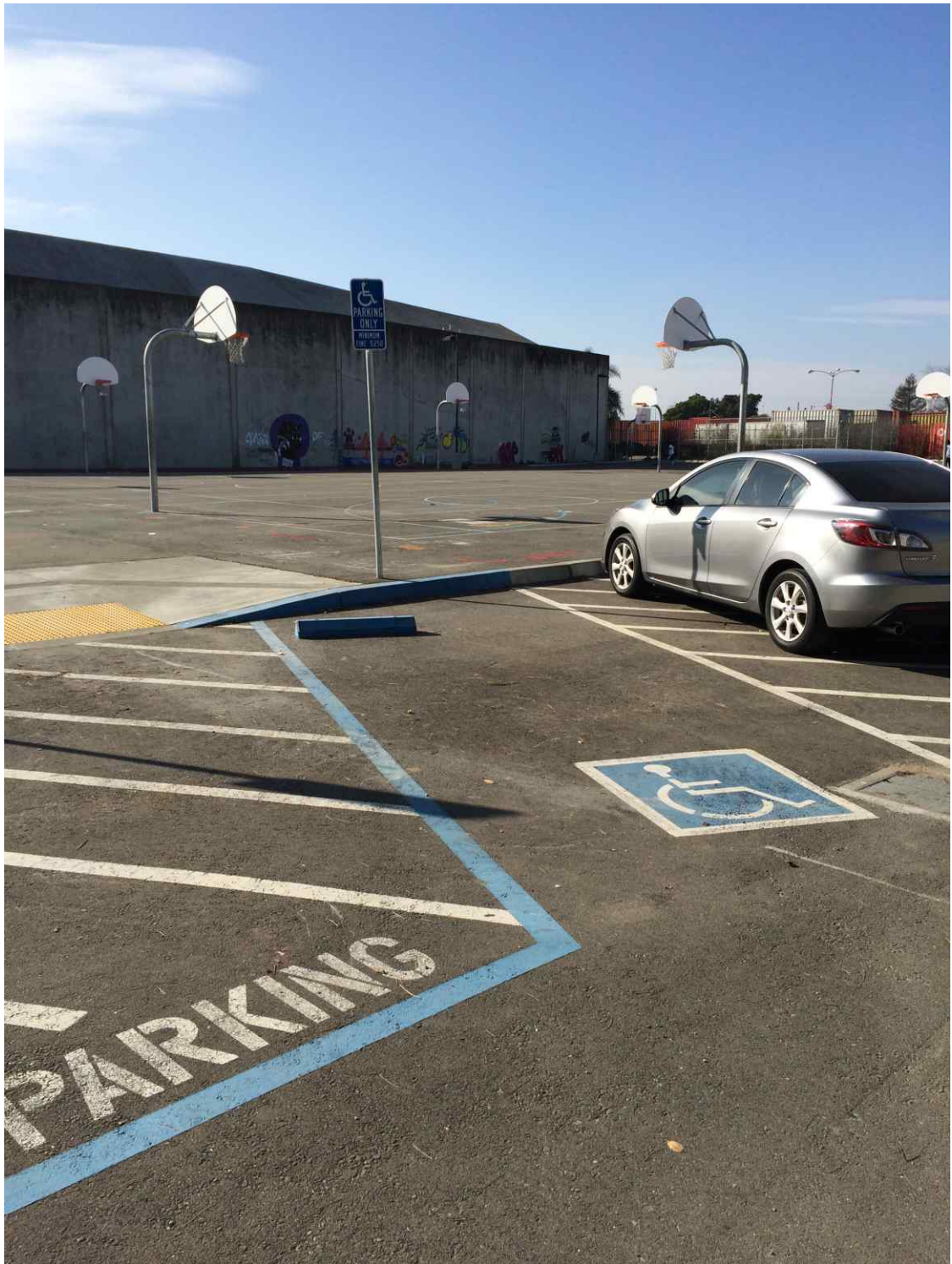
Vehicle Traffic Area Looking Southwest Towards 66th Avenue

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
B-1



Vehicle Traffic Area looking north

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
B-2



Vehicle Traffic Area Adjacent to Classroom on East Side of the Site-
looking towards 66th Avenue

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
B-3



Vehicle Traffic Area Adjacent to Classroom on East Side of the Site

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
B-4



Vehicle Traffic Area Near Looking North

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
B-5



Vehicle Traffic Area Near Looking Northeast

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
B-6



Vehicle Traffic Area Near the Rear of the Site

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OAKLAND, CALIFORNIA
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FIGURE
B-7



Utilitiy Vault in the Vehicle Traffic Area

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FIGURE
B-8



Vehicle Traffic Area Adjacent to Classroom on East Side of the Site

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
B-9



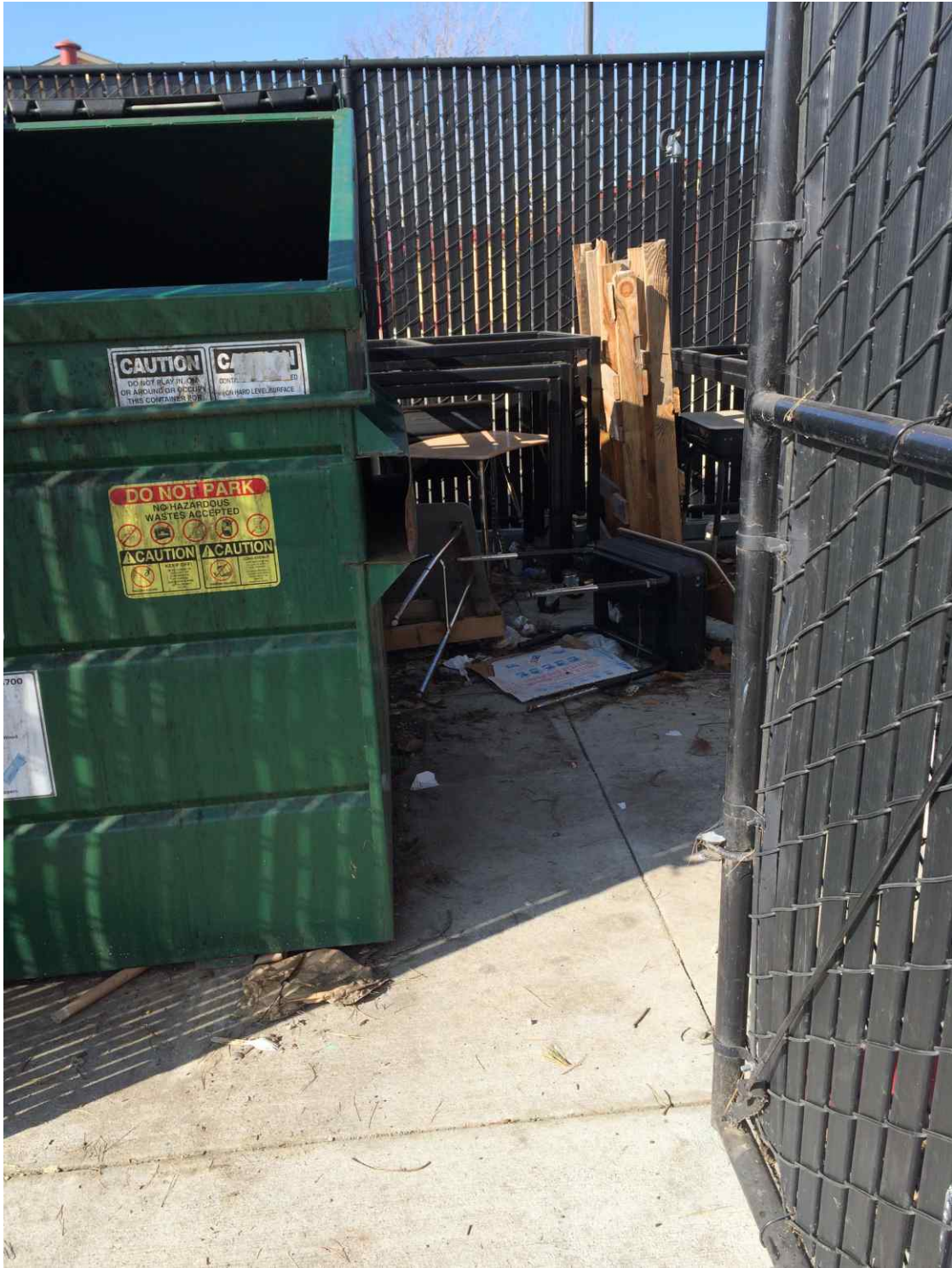
hardscaped Area Adjacent to Classroom

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
B-10



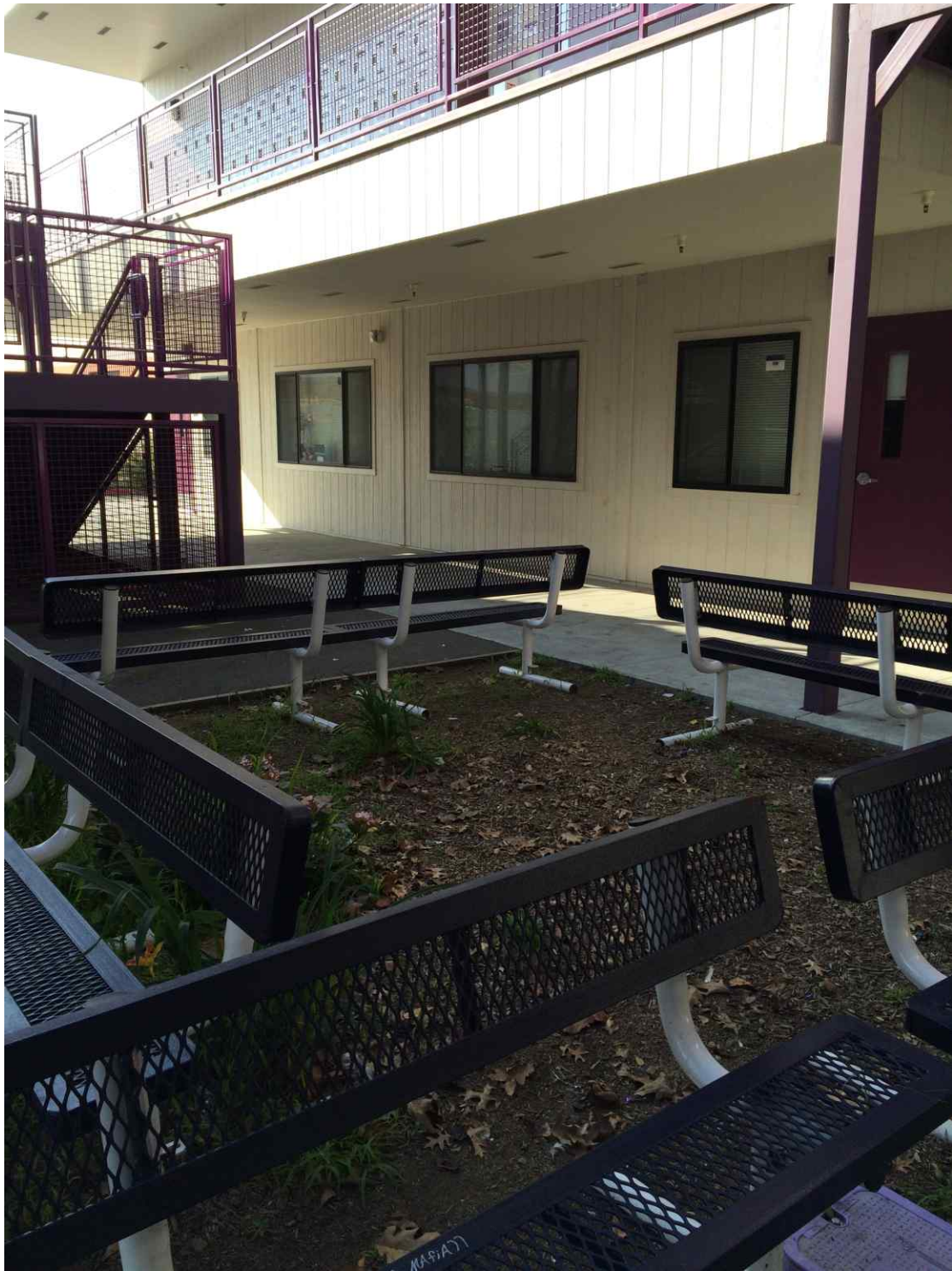
Trash Enclosure Area

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
B-11



Landscaped Area in the Pedestrian Walkway - Courtyard Area

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
B-12



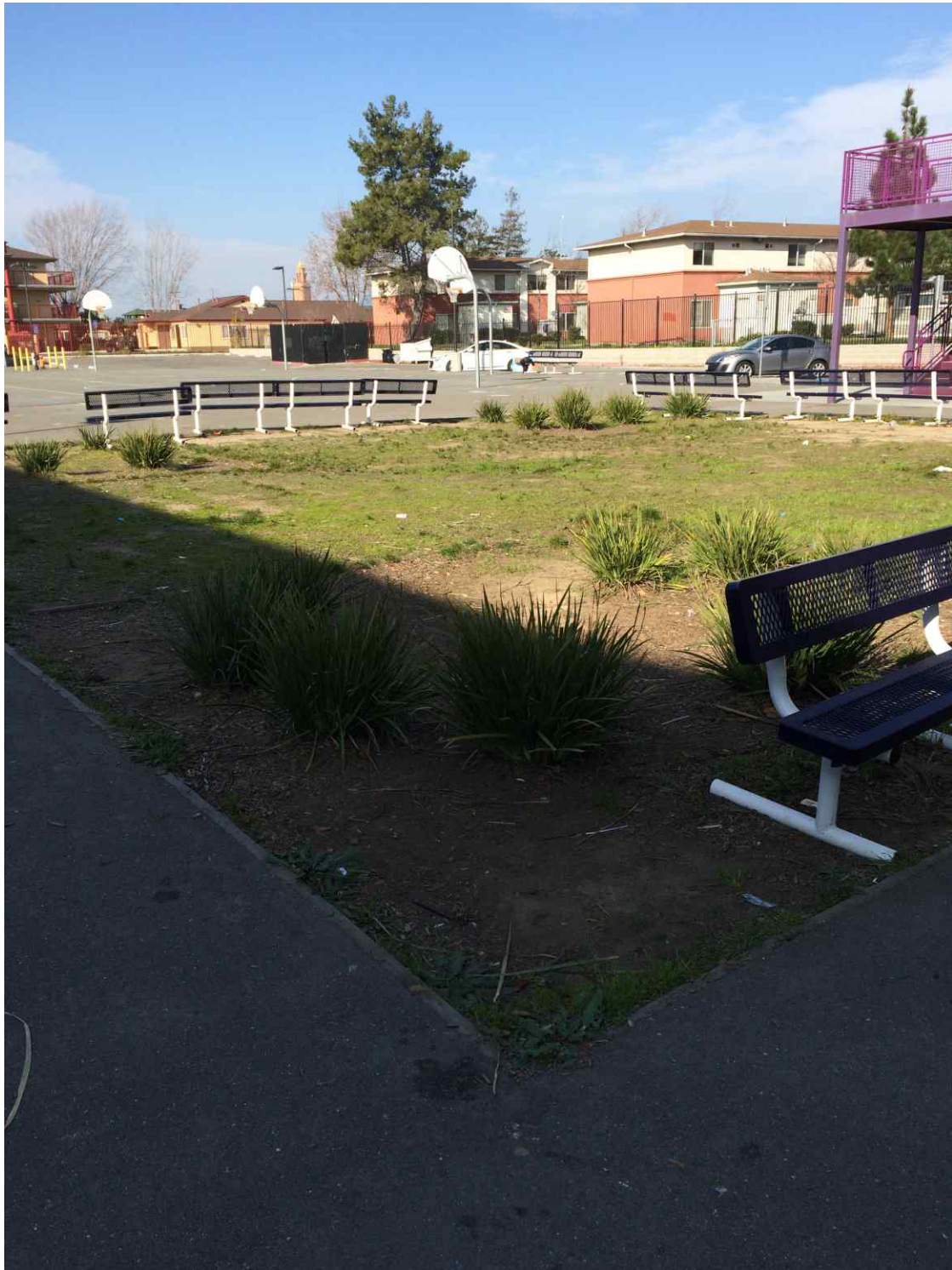
Landscaped Area in the Pedestrian Walkway - Courtyard Area-1

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
B-13



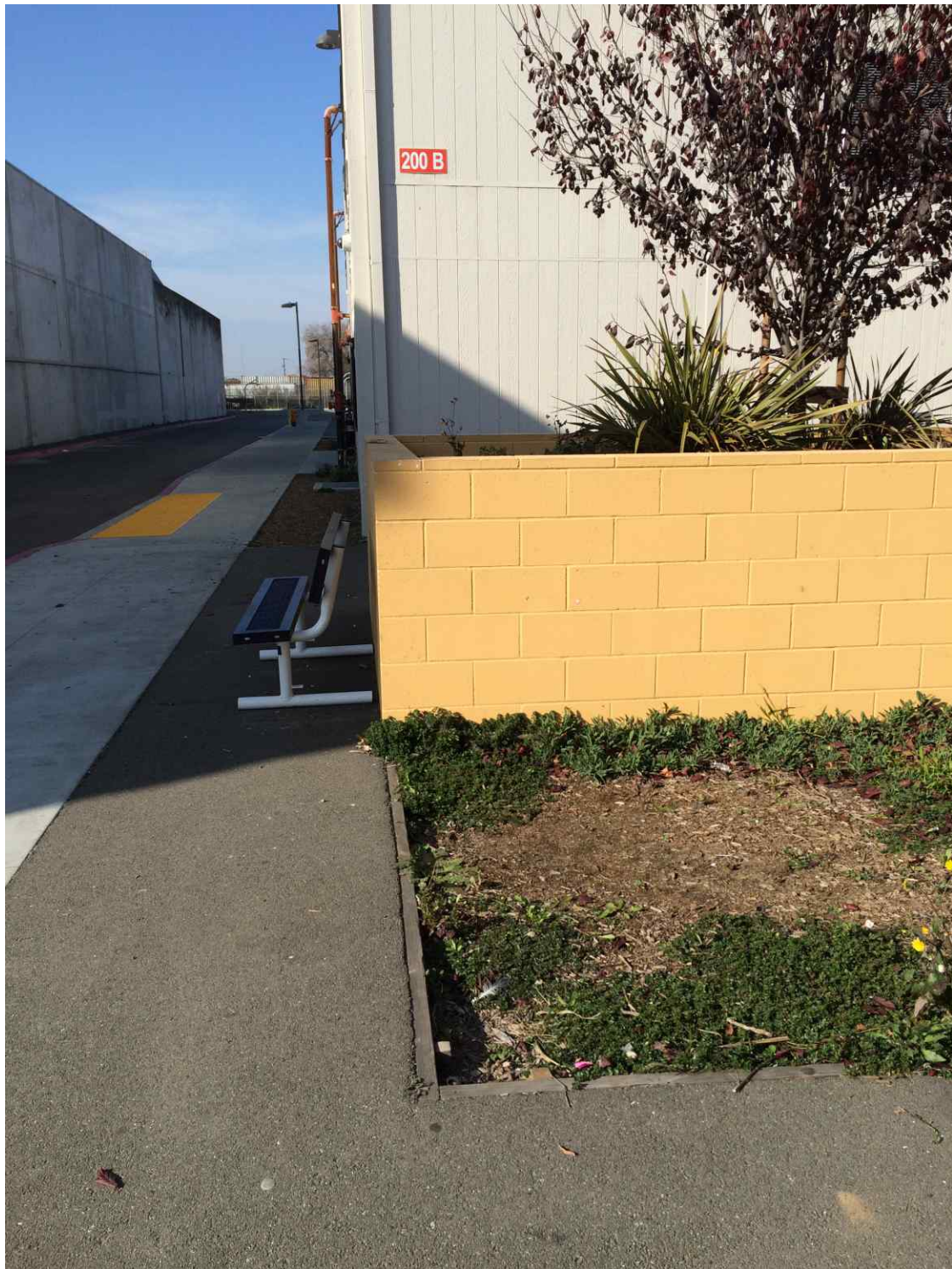
Landscaped-Planter and and Pedestrian Walkway Area Near the Rear
of the Site

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
B-14



Landscaped-Planter and Pedestrian Walkway Area Near Classroom

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FIGURE
B-15



Landscaped-Planter Area Near Classroom

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
B-16



Pedestrian Walkway Area

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
B-17



Minor Crack in Pedestrian walkway Area Near Office

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
B-18